



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 6, 2022  
2205-PUD-10  
Exhibit 1

**Docket Number:** 2205-PUD-10 (Ordinance No. 22-15)

**Petitioner:** Tracy L. Haddad Trust

**Request:** An amendment to the architectural and landscaping standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

**Current Zoning:** Chatham Hills PUD District, as amended ([Ord.13-24 compiled](#))

**Current Land Use:** Residential

**Acreage:** 21.00 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 22-15
4. Concept Plan
5. Character Exhibit
6. Neighborhood Meeting Summary

**Staff Reviewer:** Weston Rogers, Associate Planner

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**PETITION HISTORY**

This petition was introduced at the [April 11, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighbor meeting on April 26, 2022. A summary this meeting has provided by the petitioner and included as **Exhibit 7**. A public hearing was held for this petition at the May 4, 2022 Advisory Plan Commission (the "Plan Commission") meeting. The discussion for this item can be viewed [here](#). The petition is set for APC Recommendation at the June 6, 2022 Advisory Plan Commission meeting.

This filed petition is related to the following previous applications associated with the subject 21.00-acre real estate.

- 12/19/2016
  - o Real estate incorporated into Chatham Hills PUD Zoning District
  - o Docket No. 1612-PUD-24 / Ordinance No. [Ord.16-46](#)
- 12/19/2016
  - o Recording of Primary Plat (Original Sec. 3)
  - o Docket No.1612-SPP-12
- 03/07/2017
  - o Recording of Secondary Plat (Original Sec.3)
  - o Docket No. 1701-SFP-01
- 06/24/2020
  - o Recording of Secondary Plat (Re-Plat of Sec. 3 – forming Lot K1a)
  - o Docket No. 2007-SFP-39

- 12/03/2021
  - o Submittal of Secondary Plat / (Re-Plat – forming Lot K1a -and- Lot K2a)
  - o Docket No. 2201-SFP-01

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## **PROJECT OVERVIEW**

**Location:** This subject real estate is approximately 21.00 acres in size and is located between Chatham Ridge Ct. and Oak Ridge Rd., north of E 206<sup>th</sup> St. (see **Exhibit 2**). The Property is currently zoned the Chatham Hills PUD District, which was originally adopted at the January 13, 2014 City Council meeting. Adjacent zoning districts include AGSF-1 and PUD containing Agriculture and Single-Family land uses.

**Project Description:** The petitioner is requesting an amendment to the architectural and landscaping standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

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## **ORDINANCE DETAILS**

**Concept Plan:** The proposed amendment will incorporate an updated concept plan illustrating two (2) individual estate style single-family residential lots proposed for development on the 21-acres subject to this PUD amendment.

**Development Standards:** The proposed amendment modifies some standards of the Original Ordinance, as described below:

- Architectural Standards
  - o The original PUD ordinance contained residential architectural standards outlined in Section 16 “Single-Family Architectural and Streetscape Design Standards”.
    - The proposed PUD amendment would replace Section 16.3 “Design Elements” with language that reflects the proposed architectural design elements associated with Lots K1A and K2A as shown in Exhibit B “Illustrative Character Exhibit”.
    - The proposed PUD amendment would replace Section 16.4(B) “Exterior Surfaces” with language that permits exterior materials consistent with the proposed materials associated with Lots K1A and K2A as shown in Exhibit B “Illustrative Character Exhibit”.
  - o The proposed PUD amendment would also require the proposed development to be constructed in substantial compliance with the provided “Illustrative Character Exhibit” attached to the ordinance.
- Landscape Standards
  - o The original PUD ordinance required external street frontage landscaping along Oak Ridge Road and a 20’ width “Type A” perimeter buffer yard along the remainder of the subject parcel. The proposed PUD amendment would omit these landscaping standards.

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## **CHANGES SINCE LAST MEETING**

Since the public hearing at the May 4, 2022 Plan Commission meeting the following changes have been incorporated into the proposed Chatham Hills PUD Amendment IX Ordinance: 1) The addition of architectural “design elements” language; and 2) the addition of architectural “exterior surfaces” language. Together, these additional text changes reflect the proposed architectural design elevations associated with Exhibit B – “Illustrative Character Exhibit”.

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## **COMPREHENSIVE PLAN**

The property falls within the “New Suburban” land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms, and equestrian uses are contemplated as appropriate uses within the “New Suburban” area. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

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## **PROCEDURAL**

**Council Introduction:** The petition was introduced at the April 11, 2022, City Council meeting.

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was on the May 4, 2022 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

**Statutory Considerations:** Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **DEPARTMENT COMMENTS**

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov)